



WILLIAM T FUJIOKA
Chief Executive Officer

County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration
500 West Temple Street, Room 713, Los Angeles, California 90012
(213) 974-1101
<http://ceo.lacounty.gov>

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March 18, 2014

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**MIRA LOMA DETENTION CENTER
PROPOSED WOMEN'S VILLAGE PROJECT
AWARD CONSULTANT SERVICES AGREEMENT
SPECS. 7266; CAPITAL PROJECT NO. 69719
(FIFTH DISTRICT)
(3 VOTES)**

SUBJECT

This is a joint recommendation with the Sheriff to award and authorize the execution of a consultant services agreement with DLR Group, Inc., to provide executive campus planner services, including performance criteria and concept drawings as required by the Board of State and Community Correction's Assembly Bill 900 grant program, provide scoping documents and design-build support services for proposed renovation, upgrades and new construction for female jail and transitional facilities at the Mira Loma Detention Center.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the proposed recommended actions are exempt from the California Environmental Quality Act for the reasons stated in this Board letter and the record of the Project.
2. Award and authorize the Director of Public Works, or her designee, to execute a consultant services agreement with DLR Group, Inc., to provide executive campus planner services, including performance criteria and concept drawings as required by the Board of State and Community Correction's Assembly Bill 900 grant program and provide scoping documents and design-build support services for a proposed female jail at the Mira Loma Detention Center for a \$5,500,000 not-to-exceed fee.

3. Direct the Chief Executive Officer and Sheriff to return to the Board for authorization to submit the performance criteria and concept drawings to the Board of State and Community Corrections.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

These actions will award and authorize the execution of a consultant services agreement for the preparation of performance criteria and concept drawings to meet initial milestones of the Board of State and Community Corrections (BSCC) Assembly Bill (AB) 900 grant program at the Mira Loma Detention Center (Mira Loma).

Approval of these actions does not authorize the Mira Loma Women's Village Project (Project) to proceed beyond conceptual development of the proposed female jail facility. The Chief Executive Office (CEO) will return to the Board for authorization to submit the performance criteria and concept drawings to the BSCC in September 2014. In addition, the appropriate environmental documentation will be provided for the Board's consideration when we return to the Board to request Project approval, and the Board retains its discretion to approve, modify, or disapprove the Project based upon California Environmental Quality Act (CEQA) or any other grounds. No Project approval will be recommended for Mira Loma before the Board considers the comprehensive Jail Plan Report by Vanir and approves final recommendations on a proposal for the replacement of Men's Central Jail (MCJ).

Background

In March 2012, the BSCC conditionally awarded \$100.0 million in AB 900 grant funds to the County to develop a 1,156 bed female detention facility at Pitchess Detention Center in Castaic. The project would have provided 1,156 beds for female inmates, with the grant offsetting 51.4 percent of the estimated \$194.7 million project cost. In November 2012, the Immigration and Customs Enforcement Bureau (ICE) terminated their contract with the Sheriff's Department for their use of Mira Loma in Lancaster and subsequently vacated the facility. The vacation of the Mira Loma facility made it a viable option for the location of the 1,156 bed Women's Village Project. Initial reviews of the site and conditions at Mira Loma indicated that the relocation of the Women's Village project to the Mira Loma facility would have more economic benefit and fewer real estate title issues resulting in a more efficient use of the AB 900 funds.

On October 22, 2013, the Board authorized the CEO to establish Capital Project No. 69719 to design and construct a proposed Women's Village Project at Mira Loma using a combination of AB 900 grant funds and net County cost. The project funds were also authorized to be transferred from the Pitchess Detention Center Women's Village Project to the Mira Loma Women's Village Project.

As part of the initial tasks required to maintain eligibility for the AB 900 funds, performance criteria and concept drawings for the project were required to be submitted to the BSCC by September 2013. However, on August 20, 2013, the County requested a one year extension from the BSCC to move the milestone for submittal of the performance criteria and concept drawings from September 2013 to September 2014.

On November 14, 2013, BSCC approved Los Angeles County's request to relocate the proposed 1,156 bed female detention facility from Pitchess Detention Center to the existing detention facility at Mira Loma in Lancaster. On January 16, 2014, the BSCC approved the revised Project scope,

budget and schedule, which included the addition of 448 beds, for the proposed Project. The revised Project scope to renovate Mira Loma to achieve 1,156 beds, plus new construction of 448 beds designed to provide rehabilitative programming, yield a higher total bed capacity of 1,604 beds at a reduced cost of \$111.1 million. Moreover, the grant would offset approximately 90 percent of total Project costs compared to 51.4 percent at Pitchess.

Proposed Mira Loma Women's Facility

The proposed Project consists of two components: repair and refurbishment of the Mira Loma Detention Center, and new construction of additional beds to provide programming and reentry preparation for inmates.

Repair and refurbishment of the Mira Loma Detention Center would include renovation of the existing Mira Loma campus and buildings, including refurbishment of the kitchen, inmate processing center, laundry, steam plant, and site infrastructure as well as new construction for a medical clinic and additional dormitories to achieve a bed count of 1,156.

The new housing units would be constructed to include an estimated 448 bed program focused on providing evidence based rehabilitative and reentry programming, bringing the total bed count at the Mira Loma Detention Center to 1,604. Through the use of an existing contract with the Department of Public Works (Public Works), Vanir Construction Management, Inc. (Vanir), is currently working with the Sheriff's, Mental Health, and Public Health Departments to develop a program for the rehabilitative treatment facilities. The program developed by Vanir will be referenced and utilized by DLR Group, Inc., (DLR) to develop and prepare the scoping documents required for the Project and to maintain eligibility for AB 900 grant funds.

Approval of a consultant services agreement with DLR will enable the County to develop and provide the required grant related documents and submit them to the BSCC by the revised timeline of September 2014, to maintain eligibility for the AB 900 grant funds.

The development of scoping documents and performance criteria is critical to defining project parameters, and does not proceed beyond conceptual development of the proposed facility. Proceeding with the design/build solicitation and construction contract will not be recommended until completion of environmental documentation for the Project and after the Board approves the final recommendations on a proposed replacement of MCJ.

The preparation of scoping documents is estimated to take six months from date of contract award. Therefore, to meet the September 2014 milestone for submittal of scoping documents, a consultant contract award and Notice to Proceed must be issued no later than March 2014. Although an extension has been granted, the BSCC has established a strict timeline with respect to AB 900 project establishment and construction-related activities. State financing for the AB 900 program is predicated on the BSCC's ability to issue bonds for projects under construction, and it is unlikely that an additional extension will be granted to the County. The CEO will return to the Board for authorization to submit the performance criteria and concept drawings to the BSCC in September 2014.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness (Goal 1) by maximizing the effectiveness of process, structure, and operations to support timely delivery of customer-oriented and efficient public services. It also directs that we ensure Fiscal Sustainability

(Goal 2) by strengthening and enhancing the County's capacity to sustain essential County services through proactive and prudent fiscal policies and stewardship. Execution of an agreement with DLR will achieve these goals by providing planning and scoping services for timely project delivery.

FISCAL IMPACT/FINANCING

DLR has agreed to provide consultant services to prepare concept drawings and performance criteria and to provide scoping documents and design-build support services for the proposed female jail facility at Mira Loma for a \$5,500,000 not to exceed fee, inclusive of \$1,500,000 in additional services.

The additional services fee was negotiated as part of this contract to account for the possibility that future grant funding opportunities might become available or that the Board might later authorize the County to pursue design and/or development of a reentry component on the Mira Loma site. A Notice to Proceed will be issued to DLR for \$2,570,000, which includes services required to produce the AB 900 grant-related documents for submission to the BSCC by September 2014. The CEO will return to the Board for approval to proceed with a Request for Proposals (RFP) for procurement and support, design-build construction management support, and a contingency for potential unforeseen design impacts at a cost of \$1,430,000, and again for approval to proceed with the \$1,500,000 in additional consultant services should future funding opportunities become available. Once a Notice to Proceed is issued, the Board can, at their discretion, stop work at any stage of the process.

The total project cost for the Mira Loma Women's Facility is estimated to be \$111.1 million. A final project cost, including a comprehensive budget breakdown, will not be determined until scoping documents and performance criteria are developed. We will return to the Board with a more refined cost estimate and breakdown once DLR develops the aforementioned documents.

The recommended contract award will be funded by prior-year net County cost currently appropriated in the Fiscal Year 2013-14 Capital Projects/Refurbishments Budget under Capital Project No. 69719 (Mira Loma Women's Village).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The recommended consultant services agreement will contain terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy 5.060, Reporting of Improper Solicitations; Board Policy 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

ENVIRONMENTAL DOCUMENTATION

Awarding the consultant services agreement will have no potential impact on the environment and is not subject to CEQA.

The recommended action to award the consultant services agreement to DLR is not a project pursuant to CEQA because it is an activity that is exempt from the definition of a project by Section 15378(b) of the State CEQA Guidelines. The proposed action is an administrative activity of government, which will not result in direct or indirect physical changes to the environment and also constitutes planning and feasibility studies for possible future actions pursuant to Section 15262 of the State CEQA Guidelines.

The appropriate environmental documentation will be provided for the Board's consideration when we return to the Board to request Project approval, and the Board retains its discretion to approve, modify, or disapprove the Project based upon CEQA or any other grounds. The actions requested now are preliminary steps in the State's jail funding process pursuant to AB 900, and they do not commit the County to a definite course of action on the proposed detention facilities Project.

CONTRACTING PROCESS

On August 18, 2011, Public Works released a RFP for Pitchess Detention Center Executive Campus Planner Services. Five firms responded to the RFP and a successful proposer was identified. However, since the project site was relocated to the Mira Loma Detention Center, a contract for the relocated project could not be awarded under the Pitchess RFP. On November 27, 2013, all five originally-proposing firms were invited to propose on the same services for the relocated project site under the Mira Loma Detention Center Executive Campus Planner Services RFP. On December 16, 2013, three firms submitted proposals and were interviewed by an evaluation committee composed of staff from the CEO, Sheriff's Department, and Public Works. The evaluation was based on technical expertise experience, proposed work plan, personnel qualifications, and understanding of the work requirements. These evaluations were completed without regard to race, creed, color, or gender.

Based on the review and evaluation of these proposals, DLR was selected as the most qualified firm to provide the required services. Public Works negotiated an architectural/engineering services fee to provide scoping documents and design-build support services for the Project for a fee of \$5,500,000, inclusive of \$1,500,000 in additional services should future grant funding opportunities become available, or should the Board authorize the County to pursue design and/or development of a reentry component on the Mira Loma site. Public Works has reviewed the fee and considers it reasonable for the scope of services.

A standard consultant services agreement, in the form previously approved by County Counsel, will be used. The standard Board-directed clauses that provide for contract termination, renegotiation, and hiring qualified displaced County employees will be included in the contract.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended actions.

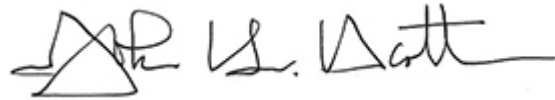
CONCLUSION

Please return one adopted copy of this letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Public Works, Project Management Division II.

Respectfully submitted,



WILLIAM T FUJIOKA
Chief Executive Officer



JOHN L. SCOTT
Sheriff

WTF:SHK:DJT
TJ:MJD:zu

c: Executive Office, Board of Supervisors
County Counsel
Mental Health
Public Health
Public Works
Sheriff